

### Summary

The purpose of this Ordinance is to revise the Nuisance Abatement regulations contained in Chapter 14, Lake County Code, to include properties within planned development, commercial and industrial zoning districts that are two (2) acres or less in size to protect the public health, safety and welfare.

Ver. 08-19-15

### ORDINANCE 2015 -

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY; AMENDING CHAPTER 14 OF THE LAKE COUNTY CODE, ENTITLED "MISCELLANEOUS PROVISIONS AND OFFENSES"; AMENDING ARTICLE III OF CHAPTER 14, ENTITLED "NUISANCE ABATEMENT", TO REDEFINE PROPERTY PROHIBITED FROM CONTAINING UNCULTIVATED VEGETATION TO INCLUDE PROPERTIES IN PLANNED DEVELOPMENT, COMMERCIAL AND INDUSTRIAL ZONING DISTRICTS THAT ARE TWO ACRES OR LESS IN SIZE; AMENDING SECTION 14-54, ENTITLED "APPLICABILITY"; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR SEVERABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE; AND PROVIDING AN EFFECTIVE DATE.

**WHEREAS**, issues involving uncultivated vegetation occur on a frequent basis in Lake County; and

**WHEREAS**, the failure of one property owner to properly maintain their property affects the property values of all properties within the area, and

**WHEREAS**, properly maintaining properties keeps neighborhoods from deteriorating; and

**WHEREAS**, the properties within certain zoning districts are highly visible to the public; and



b. Is within the Planned Unit Development "PUD", Neighborhood Commercial "C-1", Community Commercial "C-2", Employment Center "C-3", Planned Commercial "CP", or Light Industrial "LM" zoning districts; and

c. Contains uncultivated vegetation.

~~(2)~~(3) Any property that has been altered, developed, or used for a recreational use or for stormwater retention. This criterion shall not apply to a recreational use that was abandoned prior to January 1, 2014.

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**Section 3. Inclusion in the Code.** It is the intent of the Board of County Commissioners that the provisions of this Ordinance shall become and be made a part of the Lake County Code and that the sections of this Ordinance may be renumbered or re-lettered and the word "ordinance" may be changed to "section," "article," or such other appropriate word or phrase to accomplish such intentions.

**Section 4. Severability.** If any section, sentence, clause or phrase of the Ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portions of this Ordinance.

**Section 5. Filing with the Department of State.** The Clerk shall be and is hereby directed to forthwith send a certified copy of this Ordinance to the Secretary of State for the State of Florida.

**Section 6. Effective Date.** This ordinance shall become effective as provided by law.

Enacted this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

Filed with the Secretary of State \_\_\_\_\_, 2015.

BOARD OF COUNTY COMMISSIONERS  
OF LAKE COUNTY, FLORIDA

\_\_\_\_\_  
Jimmy Conner, Chairman

This \_\_\_\_\_ day of \_\_\_\_\_, 2015.

ATTEST:

\_\_\_\_\_  
Neil Kelly, Clerk of the  
Board of County Commissioners  
of Lake County, Florida

Approved as to form and legality:

\_\_\_\_\_  
Sanford A. Minkoff  
County Attorney